

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 LESLIE COURT HILLSIDE VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 HAWKESBURY AVENUE HILLSIDE VIC 3037	\$820,000	14-Feb-24
37 HANNAH AVENUE HILLSIDE VIC 3037	\$807,000	26-Mar-24
25 ASHBURY GROVE HILLSIDE VIC 3037	\$885,000	14-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 April 2024

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**3 HAWKESBURY AVENUE
HILLSIDE VIC 3037**
 4  2  2

Sold Price

RS

\$820,000

Sold Date

14-Feb-24

Distance

0.39km

37 HANNAH AVENUE HILLSIDE VIC 3037
 4  2  2

Sold Price

RS

\$807,000

Sold Date

26-Mar-24

Distance

0.76km

25 ASHBURY GROVE HILLSIDE VIC 3037
 4  2  2

Sold Price

\$885,000

Sold Date

14-Dec-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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